

AFFIDAVIT

Before me, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared _____ ("Affiant"), who, after being by me first duly sworn, depose(s) and say(s) that:

1. This affidavit is made with regard to the following property:

Cooperative Apartment No. 107 of the Palm Beacher Apartments, Inc., located at 3030 S Ocean Blvd., Palm Beach, Florida, and located on the following real property: The North 100 feet of the South 898.77 feet of Government Lot No. 1, Section 26, Township 44 South, Range 43 East, lying East of the Easterly right of way line of State Road A-1-A, lying and being in Palm Beach County, Florida, together with the buildings and improvements located thereof as they may exist from time to time.

2. Affiant is the _____ (state official capacity) of The PalmBeacher Apartments, Inc.

3. Affiant states that (i) there are no unrecorded amendments, modifications, or transfers affecting the lease and (ii) that there has been no breach of any covenants, conditions, stipulations or other provisions of the lease on either side thereof and that said lease is in full force and effect.

4. All recording references set forth herein are to the Public Records of **Palm Beach County, Florida**, unless otherwise noted. "Affiant", "Seller" and "Buyer" include singular or plural as context so requires or admits. This affidavit is given for the purpose of clearing any possible question or objection to the title to the above referenced property and, for the purpose of inducing **Optima Title, Inc.** and **Old Republic National Title Insurance Company** to issue title insurance on the subject property, with the knowledge that said title companies are relying upon the statements set forth herein. Affiant hereby holds **Optima Title, Inc.** and **Old Republic National Title Insurance Company** harmless and fully indemnifies same (including but not limited to attorneys' fees, whether suit be brought or not, and at trial and all appellate levels, and court costs and other litigation expenses) with respect to the matters set forth herein.

Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true.

(sign) _____
Print Name: _____

State of Florida
County of Palm Beach

The foregoing instrument was sworn to and subscribed before me this _____ day of November, 2013 by _____, who [] is personally known or [] has produced a driver's license as identification.

[Notary Seal]

Notary Public
Printed Name: _____
My Commission Expires: _____